

096.0

0004

0010.0

Map

Block

Lot

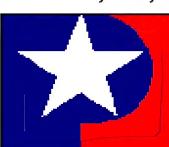
1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 1,138,600 / 1,138,600
 USE VALUE: 1,138,600 / 1,138,600
 ASSESSED: 1,138,600 / 1,138,600



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		BRADLEY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROBBIO JAMES T & JOAN M	
Owner 2:	
Owner 3:	
Street 1: 4 BRADLEY ROAD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION			
This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 3255 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R0	LARGE LOT	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9126	Sq. Ft.	Site			0	70.	0.76	4									485,644						485,600	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY										Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items			Land Value	Total Value			Entered Lot Size			62988	
101	9126.000	653,000				485,600	1,138,600						GIS Ref	
													GIS Ref	
													Insp Date	
													04/08/14	

USER DEFINED	
Prior Id # 1:	62988
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	06:19:57
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT Parcel ID 096.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	653,000	0	9,126.	485,600	1,138,600		Year end	12/23/2021
2021	101	FV	632,700	0	9,126.	485,600	1,118,300		Year End Roll	12/10/2020
2020	101	FV	632,300	0	9,126.	485,600	1,117,900	1,117,900	Year End Roll	12/18/2019
2019	101	FV	473,900	0	9,126.	485,600	959,500	959,500	Year End Roll	1/3/2019
2018	101	FV	473,900	0	9,126.	416,300	890,200	890,200	Year End Roll	12/20/2017
2017	101	FV	473,900	0	9,126.	388,500	862,400	862,400	Year End Roll	1/3/2017
2016	101	FV	473,900	0	9,126.	333,000	806,900	806,900	Year End	1/4/2016
2015	101	FV	462,000	0	9,126.	298,300	760,300	760,300	Year End Roll	12/11/2014

SALES INFORMATION TAX DISTRICT PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15905-577		12/1/1984		205,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/4/2019	808	New Wind	46,697	C					4/8/2014	Measured	PC	PHIL C											
5/5/2017	524	Redo Bat	50,000	C					2/17/2009	Meas/Inspect	163	PATRIOT											
2/5/2009	77	Redo Bas	15,000						11/8/1999	Mailer Sent													
5/10/2005	391	Redo Kit	24,400		G7	GR FY07			10/18/1999	Measured	256	PATRIOT											
7/6/1993	303	Manual	11,000					ROOF/REPAIRS															

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 2	Rating: Average	BMT FINISH W/ 3/4 BATH IN PROGRESS. WILL ALL BE FINISHED BESIDES GARAGE RE-CK 1/10.											
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2	- Hip			OTHER FEATURES													
Roof Cover: 5	- Tile			Kits: 1	Rating: Good												
Color: BRICK				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B	- Good			CONDOS INFORMATION													
Year Blt: 1929	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict: G15		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %					Exterior:	No Unit	RMS	BRS	FL			
Prim Int Wal 2	- Plaster			Functional:						Interior:	1	7	3				
Sec Int Wall:		%		Economic:						Additions:							
Partition: T	- Typical			Special:						Kitchen:							
Prim Floors: 3	- Hardwood			Override:						Baths:							
Sec Floors:		%		Total:	18.6 %					Plumbing:							
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 130.00		COMPARABLE SALES				Heating:							
Bsmnt Gar: 2				Size Adj.: 1.06501973		Rate	Parcel ID	Typ	Date	Sale Price	General:						
Electric: 3	- Typical			Const Adj.: 1.06099987													
Insulation: 2	- Typical			Adj \$ / SQ: 146.898													
Int vs Ext: S				Other Features: 108000													
Heat Fuel: 1	- Oil			Grade Factor: 1.33													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 802272													
% Com Wal		% Sprinkled		Depreciation: 149223													
				Depreciated Total: 653049													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 096.0-0004-0010.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			